

CITY OF MUSKEGON  
**HISTORIC DISTRICT COMMISSION**  
REGULAR MEETING  
MINUTES

**August 2, 2005**

The meeting was called to order at 4:04 p.m. by J. Hilt.

MEMBERS PRESENT: J. Hilt, T. Bosma, S. Kroes, S. Thompson, L. Spataro

MEMBERS ABSENT: T. Russo, excused; A. Brown

STAFF PRESENT: J. Fitzpatrick, D. Leafers

OTHERS PRESENT: T. Ross, 1197 Terrace St.; J. Lyvere, Muskegon Construction; L. Maycroft, Hooker DeJong

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of July 5, 2005 was made by S. Kroes, supported by S. Thompson and unanimously approved.

**NEW BUSINESS/PUBLIC HEARINGS**

**Case 2005-24 – 1197 Terrace Street** - Request to install vinyl siding. Applicant: Ty Ross. District: McLaughlin. J. Fitzpatrick presented the staff report. Applicant is requesting to install vinyl siding on the house at 1197 Terrace Street. HDC residing standards were reviewed. The HDC has previously allowed vinyl siding in single-A districts, and vinyl siding was previously approved for this address in 1992. Staff recommends approval of the request, with the condition that none of the existing decorative woodwork is removed. Applicant stated he did not plan on covering any trim.

L. Spataro arrived at 4:07 p.m.

A motion to approve the request to install vinyl siding on the house located at 1197 Terrace Street with the condition that none of the existing decorative woodwork is removed, was made by T. Bosma, supported by S. Kroes and approved, with L. Spataro abstaining.

**Case 2005-25 – 600 W. Clay Street (Boilerworks)** – Request to install signs. Applicant: Muskegon Construction Company. District: Boilerworks. J. Fitzpatrick presented the staff report. Applicants are requesting approval to erect two signs, one on Clay Avenue and one on Western Avenue. As proposed, the signs will be made of brick, faced with corrugated metal, and the letters would be illuminated from the interior. As proposed, the sign on Clay would be 5’8” tall and have a face greater than 20 square feet. It would also have interior illumination which is not allowed under HDC guidelines. The proposed sign on Western is not located on the same parcel as the ArtWorks

Building and would therefore be considered an off-premise sign, which is not permitted under HDC guidelines. Staff recommends approval of the request to install the sign along Clay, with the following conditions: a) that the sign not be illuminated from within, b) that the height be reduced to 4 feet, c) that the sign face be reduced to no larger than 20 square feet, and d) that the sign letters conform to HDC guidelines. Staff recommends denial of the request to install the sign along Western Avenue, as it would be considered an off-premise sign.

J. Lyvere stated they'd be willing to scale down the size of the sign. She also stated the illumination on the sign would be the letters only, which would be rope-type LED lights. L. Maycroft stated that the sign they requested on Western Avenue would be a directional sign for the residents' parking area. The lot on Clay would be for visitors, so they wanted some sign to show where the resident parking was on the Western Avenue side of the building. Members determined from applicants that the sign would be solid corrugated metal backing with 2- to 3-inch raised letters on top of it. L. Spataro asked what made the second sign off-premise. J. Fitzpatrick stated that it was on a separate parcel. L. Spataro stated that if the second sign was put at this location, then the building on this parcel would not be able to have a sign for it. S. Kroes asked if the same people owned both properties. L. Spataro stated they did. L. Spataro saw a couple of conflicts regarding signage. One was that the lighting requirements didn't reflect the current technology available, and the other was the precedent for allowing variations from the guidelines for other downtown-area signage, such as the City Café and Amazon Building.

A motion to approve the request to install a sign along Clay Avenue with the conditions that the sign height is no more than four feet, the face is no larger than 20 square feet, and LED lighting is allowed for the sign letters, was made by L. Spataro, supported by T. Bosma and unanimously approved.

A motion to approve an off-premise sign on Western Avenue with the conditions that the sign height is no more than four feet, the face is no larger than 20 square feet, and LED lighting is allowed for the sign letters, and to recommend approval to the Zoning Board of Appeals, was made by L. Spataro, supported by S. Kroes and unanimously approved.

## **OLD BUSINESS**

None

## **OTHER BUSINESS**

L. Spataro requested that discussion of guidelines for signage be included on next month's agenda.

There being no further business, the meeting was adjourned at 4:30 p.m.

dml  
8/02/05